



2 Fort D'Auvergne, Le Havre des Pas, St Helier

£895,000

**BROADLANDS**

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## 2 Fort D'Auvergne, Le Havre des Pas

St Helier

- Luxury brand new development
- Third floor 2 bedroom, 2 bathroom apartment
- Stunning sea views
- 2 Parking spaces in tandem
- External store cupboard
- Lift access to all floors
- Electric underfloor heating throughout
- Sole agent



## 2 Fort D'Auvergne, Le Havre des Pas

### St Helier

Welcome to Fort d'Auvergne Block A, no.2 is a third floor 2 bedroom apartment with stunning sea views facing South.

Lounge / Kitchen

Open plan reception spaces

- Fully fitted high quality “English Rose” kitchen
- Minerva work-surfaces
- Franke stainless steel 1½ bowl sink and drainer with chrome finish mixer tap
- A wide range of NEFF integrated appliances:-
- black glass induction hob
- circotherm stainless steel oven
- stainless steel extractor hood
- fridge/freezer
- dishwasher
- Microwave
- Caple Slot-in Wine cooler

Bedrooms & Bathrooms

Double bedrooms all facing the sea, en-suite shower room and main bathroom off the entrance hall.

Bathroom and en-suites

- Quality Ideal Standard white sanitary ware
- Merlyn Ionic shower screens and shower trays
- Thermostatic shower mixers
- Strip light with shaver socket





### Outside

Eastern terrace off the lounge overlooking the Lido. Southern terrace with doors from the lounge and both bedrooms. Finished with composite decking.

### Communal areas

- 2 x designated parking spaces in tandem • 3 x Visitor parking spaces • Gated pedestrian access to the promenade • Otis passenger lift to all floors • Communal door entry system • Communal satellite dish system • Communal area lighting • Landscaped gardens • Bin store • External cold water tap in car parking area • Private, secure external store with space for a bicycle

### Services

- Heating and water • Robbens wet underfloor heating • Thermostatic controls to each room (WiFi controllable) • Electric boiler (Comet 14kW) • Rointe electric heated towel rail to bathroom and en-suite • Pressurised hot water cylinder. Albion 210 ltr unvented indirect cylinder providing hot water by means of electric immersion or electric boiler (Apt 14 (1 bed apt) has Albion 180 ltr) • Nuaire whole apartment ventilation system • Grohe Sense Guard leak detection and automatic shut-off system Electrical • Brushed aluminium sockets in kitchen (white sockets in all other areas) • USB charger socket in the kitchen • LED spotlight fittings • Under unit LED strip lighting in Kitchen • Balconies have external lighting • Mains wired fire/smoke detection system TV and telephone • All rooms wired for Satellite TV • All rooms wired with CAT 6 cabling for telephone and data

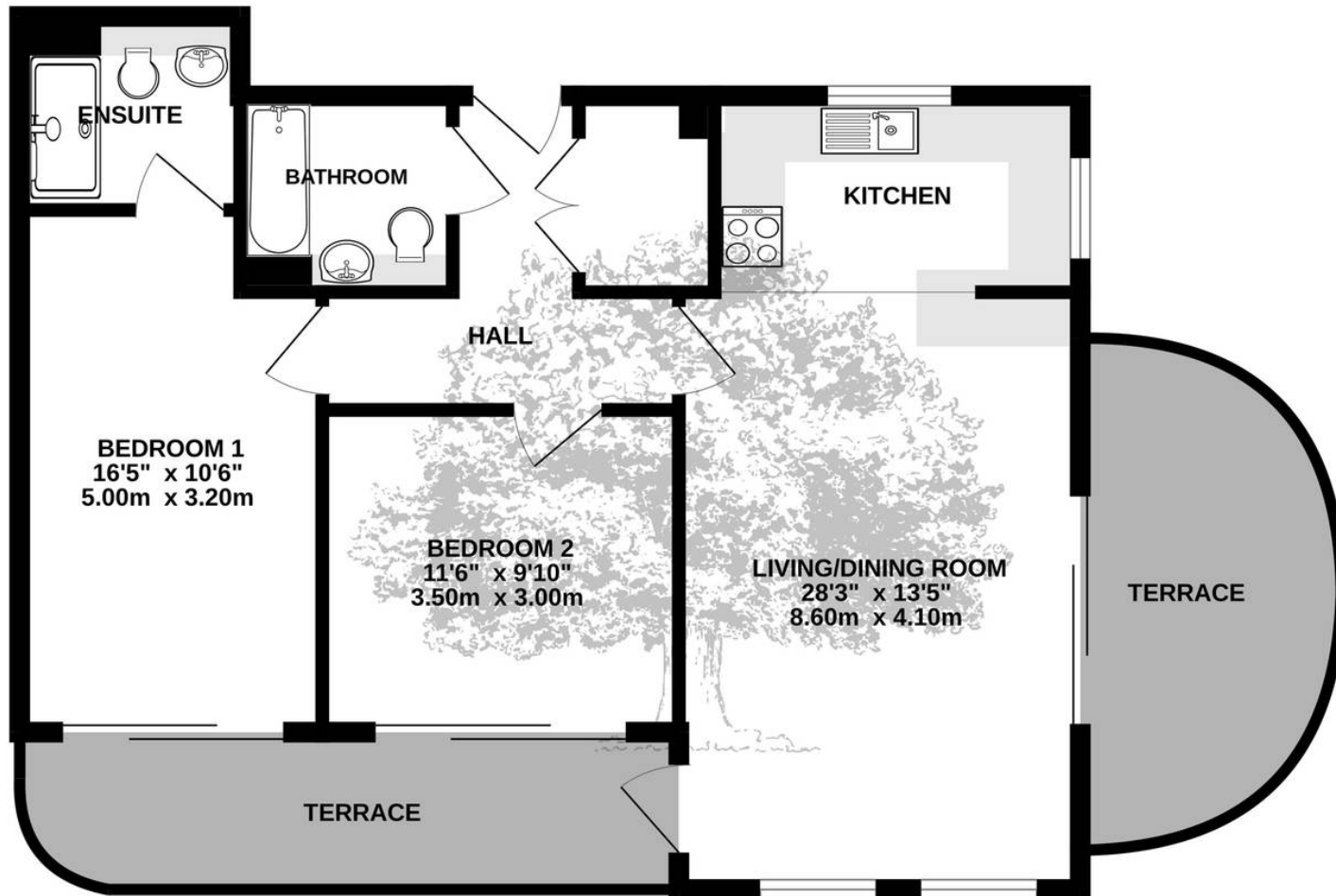
### Service charge

£165.13 per month. Includes building insurance, cleaning, communal power and lighting, garden maintenance, lift maintenance and management fees.





THIRD FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Broadlands

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